

Government of the District of Columbia

ZONING COMMISSION



ZONING COMMISSION ORDER NO. 758  
Case Nos. 94-1M/89-34C and 94-5  
April 11, 1994

At its regular monthly meeting on April 11, 1994, the Zoning Commission for the District of Columbia authorized the scheduling of public hearings for the following:

Case No. 94-1M/89-34C  
(PUD Modification @ 1331 L Street, N.W.)

This is the application of Square 247 Associates Limited Partnership requesting the Zoning Commission for the District of Columbia to modify a previously approved planned unit development (PUD) and map amendment for Lot 96 (formerly Lots 71, 72, 86, 88, 89, 864 and 866) in Square 247, located at 1331 L Street, N.W.

ANC-2C By Z.C. Order No. 684 dated February 11, 1991, the Zoning Commission approved a mixed-use PUD and related change of Zoning from HR/SP-2 to C-4. The PUD consisted of a commercial building with general office and some ground floor retail uses. The PUD had a lot occupancy of 98.7 percent, a floor area ratio (FAR) of 9.25 and a minimum of 94 parking lots.

The instant application proposes to modify condition Nos. 6A and 11 of Z.C. Order No. 684 and add a new Condition No. 12 to read as follows:

6a. Housing: Funds in the amount of \$3,000,000 to enable the construction of housing and other facilities for 200 men and women as part of the Salvation Army PUD at 1850 New York Avenue, N.E. (Zoning Commission Order No. 744).

11. The applicant shall be entitled to receive a building permit when an opinion letter is presented to the Zoning Administrator, with a copy to the Zoning Commission, that the funds discussed herein have been disbursed to the Salvation Army;

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12. The applicant agrees to work with ANC-2F, to identify, and develop mutually agreeable sites for the expenditure of additional \$500,000 for housing within the boundaries of ANC-2F.

The original Condition Nos. 12 through 16 would be renumbered as Condition Nos. 13 through 17. No changes are requested for the building or the PUD site.

Case No. 94-5  
(Text Amendment - Special Exception Provisions  
for the SP District)

ALL  
ANCs

The Zoning Commission for the District of Columbia, at the request of the Board of Zoning Adjustment, initiated action to consider amending the provisions of the Zoning Regulations governing special exceptions in the SP District. The Office of Planning, at the request of the Zoning Commission, reviewed the Zoning Regulations and proposed for the Commission's consideration, four text amendments that would clarify the structure of the special exception provisions in the R-1, SP, C-1 and C-2 zone districts. One of the proposed amendments would correct the lack of a carryover provision from the R-5 zone's special exception uses to the SP (Special Purpose) uses. The other recommended amendments are for the purpose of clarifying the structure of the R-1, C-1 and C-2 use provisions.

It is therefore hereby ordered that Z.C. Case Nos. 94-1M/89-34C and 94-5 are authorized for public hearing. Official "Notices of Public Hearing" are forthcoming.

  
MADELIENE H. ROBINSON  
Director  
Office of Zoning

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